

Historic Preservation Design Review

February 25, 2010

HP-10-03, 30 N. Main St. (City)

I. THE REQUEST

Applicant: Thompson Turner Construction

Status of the Applicant: Property owner representative

Request: Design Review for proposed rear windows and other work to the rear elevation

Location: 30 N. Main St.

Present Use/Zoning: Commercial/CBD (Central Business District)

Tax Map Reference: 228-12-04-039

Adjacent Property Land Use and Zoning: North – Commercial/CBD
South – Commercial/CBD
East – Commercial/CBD
West – Municipal parking lot/CBD

II. BACKGROUND

The applicant is requesting design review approval for additional restoration and other work on the rear elevation of a commercial building that fronts on N. Main St. between W. Hampton and W. Liberty St., and that backs up to the municipal parking lot at the corner of Sumter St. and W. Hampton Ave.

Architectural/Historic Context

Based on available records from the South Carolina Department of Archives and History and the Sumter City-County Planning Department, the structure under review is within the Historic Downtown and is also part of the National Register Historic District. It has been the subject of two previous Design Review applications in 2009, both of which were approved (HP-09-14 in July and HP-09-21 in October).

30 N Main St. was constructed circa 1880. It is known colloquially as “The Berger Building,” and has some historical significance as The Lyric Theater was located in this building. It does appear on the Sanborn Maps in 1894. One of the oldest Sumter stores, it has been primarily used throughout the years as retail commercial space, under the name “The Happiness Store,” and “Levi Brothers.” Beryl’s Dress Shop and the Berger Department Store were located here as well.

The structure is of brick, 2-stories tall and has a rectangular floor plan. The street level façade is not original, and the present awnings and signage are not sympathetic. The rear façade has a painted sign with the name “Berger’s,” that is deteriorated. This structure is of no particular style;

it is very plain with rectangular inset brickwork along the header for the second story. Whatever architectural significance it had has been lost over time due to unsympathetic renovations.



The previously-approved work on the front of the building has been completed.

Scope of Proposed Work:

The building presently is occupied by kitchen staff operations and storage associated with the neighboring Hampton's Restaurant. The previously-approved work included uncovering second-story windows on the front façade, painting the entire building and replacing the storefront and awnings. These renovations were designed to return the building to a more historic appearance and in Staff's opinion, they have succeeded.



The rear elevation faces the municipal parking lot at the corner of Sumter St. and W. Hampton Ave.

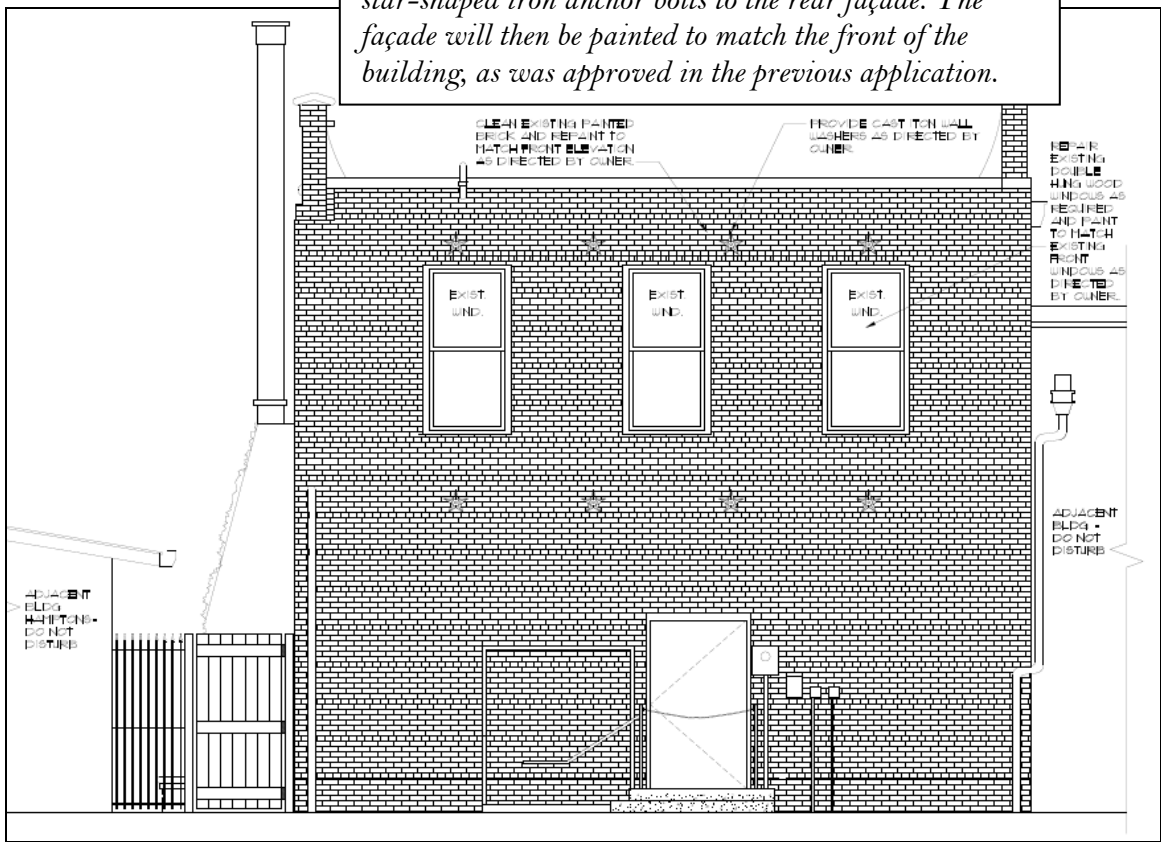
There is no architectural evidence of windows at the rear of the building as it stands today. The rear wall is a roof-to-ground veneer, and any residual framing or sills from the original windows that were located in this façade are not present.





Interior photos of the upper story show the existing window area. A close-up of one of these is shown in the photo to the right.

The proposal is to add windows, stabilizing bars, and star-shaped iron anchor bolts to the rear façade. The façade will then be painted to match the front of the building, as was approved in the previous application.



The present request is to replace three windows on the second story at the rear, at the location of the existing window areas that have been covered up by brick veneer, with replacement windows that will match those on the front of the building.

The windows will be placed in wooden frames in the same manner as the ones at the front of the building, in order to fit them into the openings and so that the windows are supported properly.

In addition, eight (8) metal star-shaped anchor bolts are proposed as structural support elements above and below these windows, which will hold stabilizing rods that will go through the walls. A copy of these plans is shown on the previous page.

The *Design Review Guidelines Manual* states:

#13) UPPER FACADE WINDOWS SHOULD RETAIN ORIGINAL DIMENSIONS AND DETAILS

Normally Required

- a. **Original window opening dimensions and details should be preserved and maintained. Original window sash should be retained.**
- b. **Original window openings should not be altered. This includes enclosing original openings or obscuring windows with added materials.**
- c. **Window details such as decorative wood or sheet metal cornices should be preserved and maintained.**

The proposed replacement windows on the rear elevation will match the windows on the front of the building which were previously approved and are in keeping with what was there originally. They will be placed in the original locations. The sills and brick surrounds will be in accordance with what is appropriate on a rear elevation for a historic commercial structure, and will be similar to what is around the windows on the front of the building.

#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED

Normally Required

- a. **Masonry walls that have not been previously painted should not be painted unless there are significant contrasts in the brick and mortar.**
- b. **Stucco or drivit surfaces to downtown buildings should not be added.**

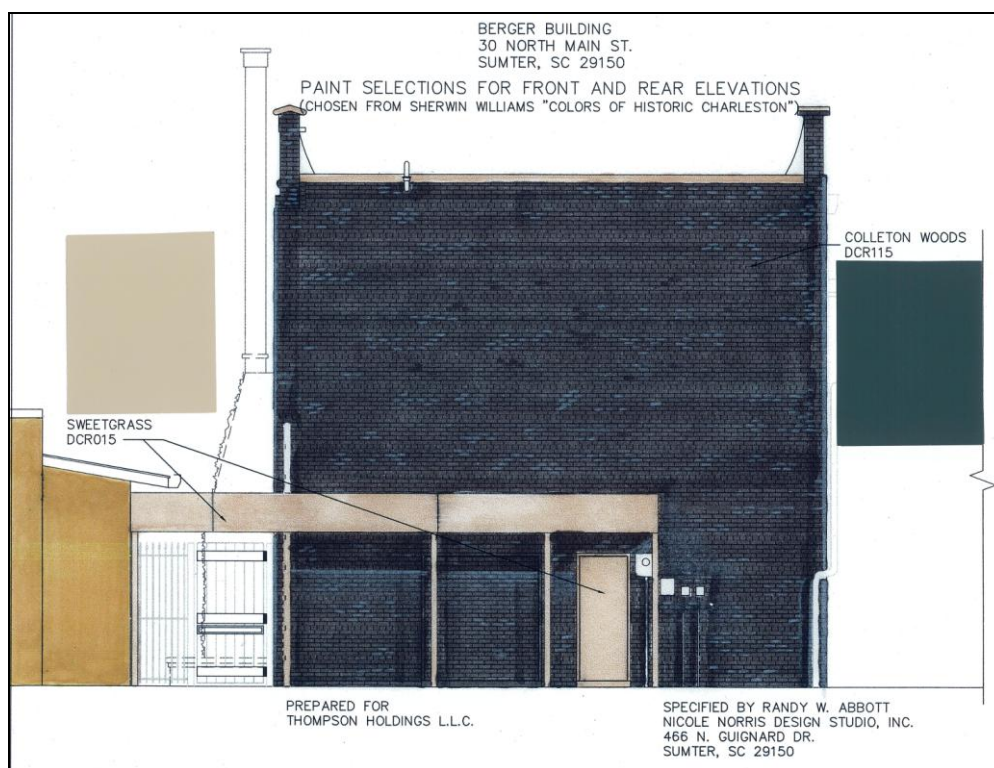
Recommended

- c. **Colors should be selected to compliment the dominant existing colors of dark red and similar hues.**

In the previously approved application, the applicant provided color front and rear elevations including matching paint chips for the proposed work. To reiterate from that report, "Sweetgrass DCR015" shall be used on the rear entry door and the top of the rear and front roof cornices, as well as all front window trim work, front entry doors and door surrounds, awning detail, and bulkheads below the windows on the storefront inserts. The rear awnings will be painted black, and the brick is to be painted "Colleton Woods DCR115."

The new awning color in Sherwin Williams #6186 "Dried Thyme" is in keeping with what is currently found in the downtown and will also coordinate well with the colors used on the

building. The colors are selected from Sherwin Williams' "Colors of Historic Charleston" palette and are in keeping with what is appropriate for historic commercial buildings in Sumter's Central Business District.



III. STAFF RECOMMENDATION

The proposed project generally meets the requirements set forth in the design review guidelines. This project will greatly enhance the downtown and play a key role in Sumter's revitalization process. Staff recommends approval of this request.

IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve HP-10-03, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-10-03.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION DESIGN REVIEW – FEBRUARY 25, 2010

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, February 25, 2010, voted to approve this request, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report with or without the covered walkway.